



ID# 10661

MLS®# C4214538

**\$469,900**



## Hawkwood 444 Hawkhill Place SE Calgary

Single Family  
4 Level Split  
Year Built: 1986



4  
Bedrooms



3  
Bathrooms



1,784  
Square Feet

For additional information on this listing  
please call the Listing REALTOR® at:

**403-993-1334**

## Property Highlights

Beautiful 4-level split home on a quiet CUL-DE-SAC in desirable Hawkwood. Across from a park & one block to a park/playground! VAULTED ceiling & maple HARDWOOD flooring in the BRIGHT living & dining rooms. SPACIOUS kitchen offers NEW TILE floor, extensive maple cabinetry w/ CROWN moulding, lower valance w/ lights, quality STAINLESS appliances, & breakfast nook. Step down to a GENEROUS family room w/ fireplace & 2-pce bath. Upstairs, an impressive master suite has built-in closets & a NEWER 4-pce ensuite w/ 10mm GLASS shower w/ dual showerhead and dual sink vanity. Newer dual flush toilets in all bathrooms. Two great sized kids' rooms plus a 4-pce bath w/ SOAKER tub. BRAND NEW carpet upstairs! Finished basement offers a 4th bedroom, den, and laundry area w/ front load washer/dryer, plus a LARGE crawl space for storage. Wired for hot tub;...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10661](https://rhinorealty.com/?ID=10661)



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-993-1334.

All information is believed to be accurate, but is not guaranteed.  
Property information should be verified by the buyer and/or buyer's agent.



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# PROPERTY DETAILS

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444 Hawkhill Place SE  
Calgary, AB T3G 3H7

## GENERAL DETAILS

Community: Hawkwood  
Property Type: Single Family  
Style: 4 Level Split, detached  
Year Built: 1986  
# of Finished Levels: 4  
Sq Ft Above Grade: 1784  
Total Dev'pd Sq Ft: 2053  
Front Windows Face: South  
Back Yard Faces: North

## EXTERIOR

Exterior Finish: stucco, brick  
Foundation: Concrete  
Roof: Asphalt  
Parking Type: double attached, drywalled, insulated  
Total # of Parking Spots: 2  
Location Attributes: fenced, fully landscaped, public transportation nearby, shopping nearby, schools nearby, playground nearby  
Yard and Exterior Features: deck, landscaped, fully fenced  
Acreage Features: municipal water

## INTERIOR

Bedrooms: 4 total; 3 above grade; 1 below grade  
Bathrooms: one 2-piece; two 4-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	15.1x9.7	4.6x2.95
Dining Room	Main Floor	9.7x9.5	2.95x2.9
Family Room	Main Floor	18.0x15.1	5.5x4.6
Kitchen	Main Floor	13.6x14.8	4.15x4.5
Den	Basement	13.3x12.6	4.05x3.85
Master Bedroom	Upper Floor(s)	15.4x12.5	4.7x3.8
Bedroom	Upper Floor(s)	9.8x8.5	3.0x2.6
Bedroom	Upper Floor(s)	10.8x8.9	3.3x2.7
Bedroom	Upper Floor(s)	10.8x8.9	3.3x2.7
Bedroom	Basement	12.5x9.2	3.8x2.8

Basement: partial, crawl space, fully finished  
Flooring: hardwood, tile, carpet  
Fireplace(s): 1  
Fireplace Fuel: Wood Burning  
Heating: 1 Forced Air Furnace  
Heat Fuel: Natural Gas  
# of Hot Water Tanks: 1  
Included Items: refrigerator, electric stove, microwave/hoodfan, washer, dryer, dishwasher, garage opener & controls, all window coverings, garburetor, central vacuum attachments, compactor  
Interior Features: stainless steel appliances, no animals, no smoking, vaulted ceilings

## LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	44.6	13.58
Lot Width at Rear:	39.0	11.9
Lot Depth (Average):	108.3	33.00
Lot Area:	4531.6	421

Lot Shape: Rectangular  
Property Taxes: \$2924, Annual



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